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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3293

AN ORDINANCE relating to the location and screening of mechanical equipment; adding a new Section 20.20.525 to the Bellevue City Code (Land Use Code).

WHEREAS, unscreened and highly visible mechanical equipment is unsightly and has an adverse impact on the quality of development in Bellevue; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with the City's Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Bellevue City Code (Land Use Code) 20.20 is amended by the addition of a new section which reads as follows:

20.20.525 Mechanical Equipment

- A. Design Objectives: The applicant must attempt to achieve the following objectives in the type and placement of mechanical equipment proposed:
1. To the maximum extent possible and consistent with site design objectives, mechanical equipment should be located at or below grade rather than mounted on the roof of a structure.
 2. Exposed mechanical equipment should not be visible from surrounding property.
 3. Mechanical equipment should be consolidated rather than scattered across the roof or site.
- B. Implementation:
1. If the applicant demonstrates the need to use roof mounted mechanical equipment, that equipment shall be located, screened or painted as required by the Planning Director to mitigate its visual impact on other property, with particular attention to views from public places. Duct work shall be located within the structure unless the applicant presents data sufficient to substantiate the necessity for an exposed location.

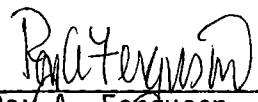
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2. Mechanical equipment located at or below grade shall be located to minimize the impacts of noise or odor on adjacent property. If such equipment extends above grade, the Planning Director may require visual screening.
3. Mechanical equipment located at or below grade and visually screened may be placed within a required rear or side setback area unless that setback directly abuts a residential Land Use District.
4. Mechanical equipment located at or below grade and visually screened will not be included for purposes of calculating lot coverage.

Section 2. This ordinance shall be published by posting it in the three official posting places of the City and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 19th day of Sept, 1983,
and signed in authentication of its passage this 19th day
of Sept., 1983.


(SEAL)



Roy A. Ferguson, Mayor

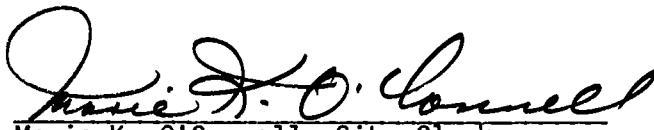
Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published September 24, 1983